



BOARD OF COUNTY COMMISSIONERS AGENDA

January 27, 2000

1. CALL TO ORDER.

- A. Roll Call - **9:30 AM.**
- B. Opening Prayer and Pledge of Allegiance.
- C. Remarks of the Chair:

The Board of County Commissioners has convened to consider the following applications for Future Land Use Map Amendments, Official Zoning Map Amendments, Conditional Uses, Planned Developments, Development Order Amendments, Waiver Requests, Status Reports for Compliance with Time Limitations and Conditions of Approval, and the recommendations of the Land Use Advisory Board and Zoning Commission pursuant to Chapter 163, Florida Statutes; Chapter 125, Florida Statutes; the Palm Beach County Comprehensive Plan; the Palm Beach County Unified Land Development Code; and other authority vested in the Board. This meeting is being held on January 27, at 9:30 AM, in the County Commission Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach, Florida.

- D. Proof of Publication.
- E. Swearing In.
- F. Motion to Adopt Agenda.
- G. Disclosure.

2. POSTPONEMENTS AND WITHDRAWALS

A. POSTPONEMENTS

- END OF POSTPONEMENTS AND WITHDRAWALS -

3. CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. WARRANT LIST - Administrative matter not subject to public comment.

Page N/A

MOTION: To approve the warrant list.

C. PREVIOUSLY POSTPONED ZONING PETITIONS

1. **Z/CA 82-002(B)** Official Zoning Map Amendment (Z) and Class A Conditional Use (CA) petition of WCI Communities Ltd., by Robert Higgins, Agent. Request: Rezoning Agricultural Residential (AR) to Special Agricultural (SA). Request: Type III B excavation. General Location: Approx. 5.8 miles west of US 441 and 0.25 mile south of Lox Rd. **(BISHOP PROPERTY).**

Pages 1-17

Size: 413.1 acres ± BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Special Agricultural (SA).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a Type IIIB excavation.

D. ZONING PETITIONS - CONSENT

2. **PDD99-058** Official Zoning Map Amendment to a Planned Development District (PDD) petition of Tivoli Reserve at Boynton Beach, Ltd., by Bradley Miller, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD). General Location: Approx. 1 mile south of Boynton Beach Blvd. on the west side of Hagen Ranch Rd. **(TIVOLI RESERVE PUD).**

Pages 18-40

Size: 79.13 acres ± BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD).

3. **Z99-041** Official Zoning Map Amendment (Z) petition of Home Development Corp, by H.P. Tompkins, Agent. Request: Rezoning from Agricultural Residential (AR) to Community Commercial (CC). General Location: SW corner W. Atlantic Ave. and Markland Ln. (**THE ENCLAVE SHOPPES**).

Pages 41-59

Size: 2.0 acres ±

BCC District: 5

Staff Recommendation: Approved, subject to voluntary commitments.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (Z) from Agricultural Residential (AR) to Community Commercial (CC).

E. STATUS REPORTS - CONSENT

4. **SR 85-89.4** Status Report for Resolutions R-90-1440 and 90-1441 (Petition 85-89A). Property owner: Robert W. Mc Donald, Palm Beach Apt. Ltd., Golden Lakes Village Assn. A Inc. Location: south side of Okeechobee Blvd. and north side of Belvedere Rd., on the east and west sides of Golden Lakes Blvd. Current zoning: RS-Single Family Residential with a Special Exception for a Planned Unit Development (Golden Lakes PUD).

Pages 60-63

Size: 21.5 acres

BCC District: 2

Original Petitioner: William Boose, III, Trustee

MOTION: To approve a time extension until October 23, 2000, for Resolutions R-90-1440 and 90-1441.

5. **SR 80-173C.2** Status Report for Resolution R-94-1681 (Petition 80-173C). Property owner: Wal-Mart Properties, Inc. #1398. Location: northwest corner of the intersection of Hypoluxo Rd. and Military Trail. Current zoning: CG-General Commercial.

Pages 64-67

Size: 9.75 acres

BCC District: 3

Original Petitioner: Wal-Mart Stores, Inc.

MOTION: To approve a time extension until December 5, 2000, for Resolution R-94-1681

CONSENT AGENDA

6. **SR 83-18.6** Status Report for Resolutions R-83-1040 and 83-1041 (Petition 83-18). Property owner: Yvonne E. Campbell, TR. and PGA National Golf Club and Sports Center Inc. Location: south side of Northlake Blvd., approximately one and one-half miles west of State Rd. #7. Current zoning: RE-Residential Estate with a Special Exception to allow a Planned Unit Development (Stonewal Estates), including an on-site sewage treatment plant.

Pages 68-71

Size: 983 acres BCC District: 1

Original Petitioner: Peter I.B. Lavan and Phillip O' Connell, as
Trustee (Board of County Commissioners)

MOTION: To approve a time extension until November 28, 2001,
for Resolutions R-83-1040 and 83-1041.

7. **SR 87-33A.5** Status Report for Resolutions R-91-246 and R-91-247 (Petition 87-33A). Property owner: South Shore Oil Corp. and Sonne Walter. Location: southwest corner of the intersection of Westgate Ave. and Congress Ave. in the Westgate CRA. Current zoning: CG-General Commercial with a Special Exception to amend the site plan for a commercial new and used automobile sales, rental, and repair facility to increase the land area, increase building square footage, redesign the site, and include an auto service station, convenience store and car wash facility.

Pages 72-75

Size: 0.66 acres BCC District: 2

Original Petitioner: Gator Pond Properties II, Inc.

MOTION: To approve a time extension until December 5, 2000, for Resolutions
R-91-246 and R-91-247.

8. **SR 88-116.7** Status Report for Resolutions R-89-1048 and 89-1049 (Petition 88-116). Property owner: Electrical Association, Inc. and Profit Sharing Plan & Trust. Location: north side of Fairgrounds Rd., approximately 330 feet east of Johnson Lane. Current zoning: IL-Light Industrial with a Special Exception to permit a Planned Industrial Development (PID).

Pages 76-79

Size: 5 acres BCC District: 6

Original Petitioner: Electrical Association, Inc.

MOTION: To approve a time extension until December 6, 2001, for Resolutions
R-89-1048 and 89-1049 to commence development and to comply
with conditions 14 and 18 of Resolution R-89-1049.

CONSENT AGENDA

9. **SR 92-41.4** Status Report for Resolution R-93-4 (Petition 92-41). Property owner: Palm Beach Plaza Ltd. Location: Jog Rd. extension, between Belvedere Rd. and Okeechobee Rd. Current zoning: General Commercial

Pages 80-85

Size: 2.6 acres

BCC District: 2

Original Petitioner: Land Services Group, Inc.

MOTION: To approve a time extension until May 23, 2000, for Resolution R-93-4.

10. **SR 96-79** Status Report for Resolution R-96-1950 (Petition 96-79). Property owner: Brams Adventures, Inc. Location: northwest corner of Tall Pines Rd. and Wallis Rd. Current zoning: Light Industrial.

Pages 86-87

Size: 2.84 acres

BCC District: 6

Original Petitioner: Tidal Wave Investment Corp. and Murray Logan and Clarence Vogel

MOTION: To approve a time extension until December 2, 2001, for Resolution R-96-1950.

11. **CR 95-116/E3d.2** Status Report for Resolution R-99-0322 (Petition 95-116A). Property owner: Towne Park Joint Venture. Location: east side of State Rd. 7, between Lantana and Hypoluxo Rds. Current zoning: Planned Unit Development (Towne Park PUD).

Pages 88-91

Size: 562.5 acres

BCC District: 3

Original Petitioner: Levitt-AN-SCA Towne Park

MOTION: To approve a time extension until June 1, 2000, for condition number E.3.d of Resolution R-99-0322.

F. CORRECTIVE RESOLUTION

12. **DOA 80-103(I)** Corrective Resolution: To correct Engineering Conditions E.13.A, E.13.B and E.13.C of Resolution R-99-0699. (SANDALFOOT PLAZA - GOOD YEAR)

Pages 92-94

MOTION: To adopt a resolution to correct Engineering Conditions E.13.A, E.13.B and E.13.C of Resolution R-99-0699.

MOTION: To approve all items on the Consent Agenda (as amended) and adopt resolutions affirming the applicable actions.

- END OF CONSENT AGENDA -

- START OF REGULAR AGENDA -

4. REGULAR AGENDA:

- A. ITEMS PULLED FROM CONSENT
- B. CONCURRENT SMALL SCALE LAND USE AMENDMENT AND PREVIOUSLY POSTPONED ZONING PETITION

- 13. **99-SCA**
90 INST 1 Estate of Henry C. Summers, by Bradley Miller, AICP, Miller Land Planning Consultants, Inc. Small Scale Land Use Amendment (SCA): Amend land use from Low Residential, 3 units per acre (LR-3) to Institutional, with an underlying 8 units per acre (INST/8). General Location: West side of Jog Road, 0.5 mile south of Boynton Beach Boulevard. **(JOG PINES CLF)**

Pages 95-122

Size: 5.31 acres ± BCC District: 5

Staff Recommendation: Approval of the requested future land use change from LR-3 to INST/8, subject to two conditions.

LPA Recommendation: Approval of the requested future land use change from LR-3 to INST/8, subject to two conditions (10-0 vote).

MOTION: To approve the request for a future land use change from LR-3 to INST/8, subject to two conditions, and adopt an ordinance affirming that action.

- 14. **PDD99-065** Official Zoning Map Amendment to a Planned Development District (PDD) petition of H.C. Summers (Estate), by Bradley Miller, Agent. Request: Rezoning from Agricultural Residential (AR) to Planned Unit Development (PUD) with congregate living facility, Type 3 (requested use). General Location: Approx. 0.5 mile south of Boynton Beach Blvd. on the west side of Jog Rd. **(JOG PINES CLF)**.

Pages 123-140

Size: 5.31 acres ± BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as advertised, (7-0).

MOTION: To adopt a resolution approving the request for an Official Zoning Map Amendment (PDD) from Agricultural Residential (AR) to Planned Unit Development (PUD) with Type 3 congregate living facility.

C. ZONING PETITIONS

15. **CA99-029** Class A Conditional Use (CA) petition of Monadylina Properties Inc., by Robert Basehart, Agent. Request: Convenience store with gas sales and expansion of indoor entertainment (pool hall) and office use. General Location: SW corner of SR7/U.S. 441 and West Atlantic Ave. (**STOP & SHOP**).

Pages 141-161

Size: 5.11 acres ±

BCC District: 5

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Class A Conditional Use (CA) to allow a convenience store with gas sales and expansion of indoor entertainment and office use.

16. **DOA 83-153(C)** Development Order Amendment (DOA) petition of Corona Land Development Inc., by Julian Bryan, Agent. Request: Reconfigure master plan and redesignate housing types. General Location: Approx. 0.5 mile east of Jog Rd. on the south side of Summit Blvd. (**VICTORIA WOODS PUD**).

Pages 162-195

Size: 63.38 acres ± (affected)
164.62 acres ± (total)

BCC District: 6

Staff Recommendation: Approval, subject to conditions.

Zoning Commission Recommendation: Approved, as amended, (7-0).

MOTION: To adopt a resolution approving the request for a Development Order Amendment (DOA) to reconfigure master plan and re-designate housing types.

5. DIRECTOR COMMENTS.

A. ZONING DIRECTOR.

~~46~~17. Round 99-3 - ULDC Amendments

Page 196

~~47~~18. Managed Growth Tier System Implementation Schedule

(Under separate cover)

B. PLANNING DIRECTOR.

6. COMMISSION COMMENTS.

7. ADJOURNMENT.